

QUITCLAIM DEED

THIS WARRANTY DEED ("Deed") is made and entered into by and between EDWIN W. STAFFORD, JR., AND WIFE, PEGGY M. STAFFORD, as **GRANTORS**, and MELISA STAFFORD BURNS (undivided one-third (1/3) interest), TRACY STAFFORD PATTON (undivided one-third (1/3) interest), and JEFFREY E. STAFFORD (undivided one-third (1/3) interest), as tenants in common, as **GRANTEES**. If a Grantee shall die having an ownership interest in the Real Property and having then surviving natural issue, then all of the ownership interest of the deceased Grantee in the Real Property shall transfer to and vest in the then surviving natural issue per stirpes of the deceased Grantee. If a Grantee shall die having an ownership interest in the Real Property yet having NO then surviving natural issue, then all of the ownership interest of the deceased Grantee in the Real Property shall transfer to and vest in the then surviving Grantee(s) or, if any other Grantee is also deceased, the natural issue per stirpes of any other deceased Grantee.

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency all of which are hereby acknowledged, the undersigned Grantors, do hereby bargain, convey, quitclaim, and release to the Grantees, all of the right, title and interest of the Grantors in the following described real property lying and being situated in DeSoto County, Mississippi, and more particularly described as follows:

Lot 190, Section C, Dickens Place, PUD, situated in Sections 9 and 16, Township 2 South, Range 7 West, DeSoto County, Mississippi as per plat thereof recorded in Plat Book 66, Pages 16-20, in the office of the Chancery Clerk, of DeSoto County, Mississippi.

(hereinafter referred to as the "Real Property").

The Real Property is the same property conveyed to the Grantors by Warranty Deed filed for record in Book 0446, at Page 0558, in the office of the Chancery Clerk of DeSoto County, Mississippi.

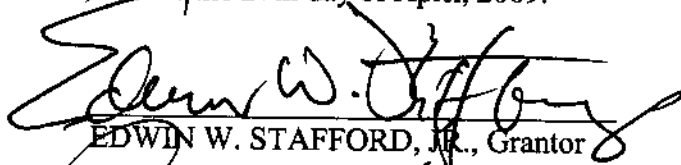
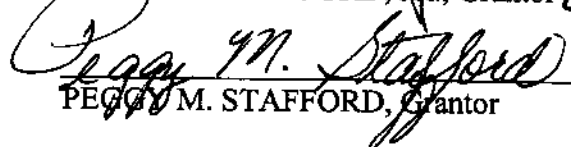
This Deed is made subject to all city and county subdivision, building, and zoning restrictions, rules and regulations in effect as of the date of this Deed, to all rights of ways and easements for public roads and public utilities, and to all restrictive covenants of record in the office of the Chancery Clerk of DeSoto, Mississippi.

Nevertheless, the Grantors hereby expressly and specifically retain a life estate in the Real Property, thereby retaining the use and possession of the Real Property for the duration of the joint lifetimes of both of the Grantors. Therefore, during the joint lifetimes of both of the Grantors, the interest of the Grantees in the Real Property shall be limited to a remainder interest. Upon the death of the second to die of the Grantors, fee simple title in the Real Property shall vest in the Grantees.

The Grantors, during their joint lifetimes, assume all liability for the payment of all ad valorem taxes, levies and special assessments, if any, against the Real Property, including for the year in which this Deed was executed, and for all future years for which both or one of the Grantors are surviving.

At the request of the Grantors and the Grantees, this Deed has been prepared based upon information and documentation provided by the parties and without conducting a title search or procuring title insurance. Furthermore, this Deed is not intended as, nor constitutes, an opinion of title by the preparer.

WITNESS THE SIGNATURES of the Grantors, on this the 27th day of April, 2009.


EDWIN W. STAFFORD, JR., Grantor

PEGGY M. STAFFORD, Grantor

STATE OF TENNESSEE

COUNTY OF SHELBY

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this the 27th day of April, 2009, within my jurisdiction, the within named EDWIN W. STAFFORD, JR., who acknowledged that he executed the above and foregoing instrument.

SWORN TO AND SUBSCRIBED BEFORE ME, this the 27th day of April 2009.




NOTARY PUBLIC

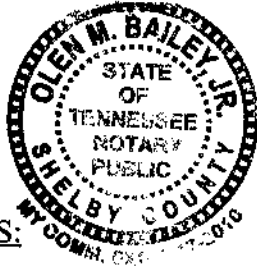
My commission expires:

STATE OF TENNESSEE

COUNTY OF SHELBY

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this the 27th day of April, 2009, within my jurisdiction, the within named PEGGY M. STAFFORD, who acknowledged that she executed the above and foregoing instrument.

SWORN TO AND SUBSCRIBED BEFORE ME, this the 27th day of April, 2009.



My commission expires:


NOTARY PUBLIC

GRANTORS' ADDRESS:

Edwin W. Stafford, Jr.
Peggy M. Stafford
2185 Appleton Drive
Southaven, MS 38672
Home Tele. No. 662-449-5691
Work Tele. No. 901-237-1591

GRANTEES' ADDRESSES:

Melisa Stafford Burns
1264 Gaston Drive
Southaven, MS 38671
Home Tele. No. 662-449-2861
Work Tele. No. 901-344-1107
Cell Tele. No. 901-286-7210

Tracy Stafford Patton
9531 Gwynnbrook Cove
Germantown, TN 38139
Home Tele. No. 901-344-1107
Work Tele. No. 901-463-0043

Jeffrey E. Stafford
3883 Roman Forest Drive
Southaven, MS 38672
Home Tele. No. 662-890-6141
Work Tele. No. 901-332-0181

MAIL TAX BILLS TO:

Edwin W. Stafford, Jr.

Peggy M. Stafford
2185 Appleton Drive
Southaven, MS 38672

PREPARED BY:

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Memphis, Tennessee 38117
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INDEXING INSTRUCTIONS:

Sections 9 and 16, Township 2 South, Range 7 West, DeSoto County, Mississippi